



## **Unified Development Ordinance Committee**

### **Meeting Minutes July 21, 2011 10:00 am**

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**Members Present:** Alan Doolittle, Bill McLane, Charlie Nern, Marci Berry, Tom Vincenz, Becky Noble, Al Seibert, Eddie Walters, Carol Santavicca, Bill McDonald, Dave Stuart

**Members Absent:** Jim Strandquist

**Staff Present:** Sandy Wood, Cindy Nelson

**Others Present:** Landin Holland, Leon August, Sybil Kesterson, Karen Joseph, Bob Bobinski, Carol Scott

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1. **Call to Order**-Meeting called to order at 10:05 am.

2. **Agenda Comments**-None

3. **Approval of Minutes**-None

4. **Old Business**-None

5. **New Business**

a. Discuss Articles 6 through 9 of the Draft UDO

Landin mentioned to the committee that Jim Strandquist would not be present and that Jim had emailed his comments to be considered at this meeting. Landin will make sure his comments are shared with the committee as needed.

Discussion opened and the Committee was encouraged to make comments and suggestions on Articles 6 through 9 of the UDO. Comments and suggested changes are listed as follows:

## Article 6

Landin proceeded to highlight how Article 6 has been formatted. The information has been duplicated from the old ordinance to the new UDO, the format is just different, and all the permitted use sections have been broken out into a Table of Uses. The Mixed Use District (MUD) will be added as an appendix to the zoning code due to the unique way it was created, which, ultimately resulted in the MUD district having its own zoning code. These codes do not apply to any other zoning district within the town.

Page 6-3 and 6-4; Zoning for MR-1, MR-2, and MR-3; currently golf courses and convention centers are not a permitted use in these districts. Both Sea Trail and Sandpiper Bay are zoned MR-3 which includes mainly residential structures and some commercial buildings. Landin said golf courses need to be made a special use in those districts. Sandy added that originally there was a master plan which did include golf courses. The new Table of Permitted Uses does not reflect golf courses as a permitted use.

There was some confusion about what is listed in the current zoning and what is listed in the new Table of Uses. Eddie gave a brief history of MR-3; how it was established and how it basically became a hodgepodge of all different uses without a master plan. Even now, the new UDO does not define the MR-3 zoning district.

Additional errors were found within the Table of Uses, such as police stations permitted in the MUD district; police stations should only be in the RI-1 district. Other members found additional inconsistencies in the table. Landin stressed the table will be reviewed in greater detail.

Page 6-5; MB-P Mainland Business-Professional District (F)-this district will be removed from the UDO as this is not a working zoning district in Sunset Beach.

Page 6-9; Section 6.4 Conservation Design Overlay District-after some consideration it was found that this zoning option is an antiquated standard and will also be removed from the UDO.

Page 6-5; Section (E) MB-2 Mainland Mixed Use District-there is a typo to be corrected. The text should read, "Within the same complex or buildings," instead of, "Within the same complex of building."

Page 6-26; Section 6.7.3 MR-3 Mainland Multi-Family Residential District-add a sentence to (G) (b) that the 30% storm water rule does not apply if the property is in a state storm water area. This change will also be reflected in the related sections for MR-1, MR-2, and MR-3.

Page 6-22 6.7.1 (G) and Page 6-24; Section 6.7.2 (G) – the paragraphs are not complete, they do not end.

Page 6-32; Section 6.7.6 (G) and Page 6-22BR-1 Beach Residential District- change to read, “Maximum number of bedrooms per dwelling unit,” **not** “Maximum number of bedrooms per structure.”

Further discussion on Article 6 was ended for Article 6, discussion will resume when the Table of Uses is reworked.

## Article 7

Page 7-2; Section 7.2 (C) Accessory Structures-there is a reference that allows wire fencing around residential swimming pools. It was recommended to not allow wire fences around residential swimming pools.

Page 7-2; Section 7.2 Accessory Structures-Sandy mentioned that no specifics are listed for accessory structures such on size, placement, type of accessory structure, or, height requirements. For example; a detached garage or storage building. Landin will add in a note to refer to the Dimensional Requirements section and will also include height requirments to those sections.

Page 7-3; Section 7.4 (C) Dwelling, Single Family-add to the sentence, “...without DENR approval.”

Page 7-8 Section 7.11 Real Estate Sales/ Management Office and Section 7.12 Real Estate Sales/ Management Office In Separate Building-talk included what would happen if the real estate office was abandoned and someone wanted to put in a store or use it for a residential dwelling. Landin will reword the titles to these sections, making them more specific. Considerable discussion continued. Finally, it was noted that Landin would come back with some suggestions to better define the two sections all together.

Page 7-15; Section 7.15 to 7.21- Supplemental Regulations-create a main heading for entertainment businesses and make subheadings for the different types. Also, a suggestion was made to require the hours of operation to be consistent for each business. Landin will consult with the town attorney and verify that this is legal.

Page 7-8; Section 7.10 (E) Private Community Centers-delete “Operation cannot continue after midnight except on New Year’s Eve.

The next meeting will start at Page 7-11; Section 7.15, the committee will also discuss the Table of Uses and the new sign ordinance

**6. Public Comment-None**

**7. Adjournment-meeting adjourned at 11:40 am. Bill entertained a motion to adjourn. Motion made by Alan. Second made by Becky. Motion carried unanimously.**

*Bill McDonald*

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*Bill McDonald - Committee Chairman*

*Cindy Nelson*

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*Cindy Nelson - Committee Secretary*